

Courtesy Of Jocelyn White and Dan C Chalifoux Of Real Broker

# \$474,900 - 56 Waverly Way, Fort Saskatchewan

MLS® #E4430350

**\$474,900**

3 Bedroom, 2.50 Bathroom, 1,783 sqft

Single Family on 0.00 Acres

Westpark\_FSAS, Fort Saskatchewan, AB

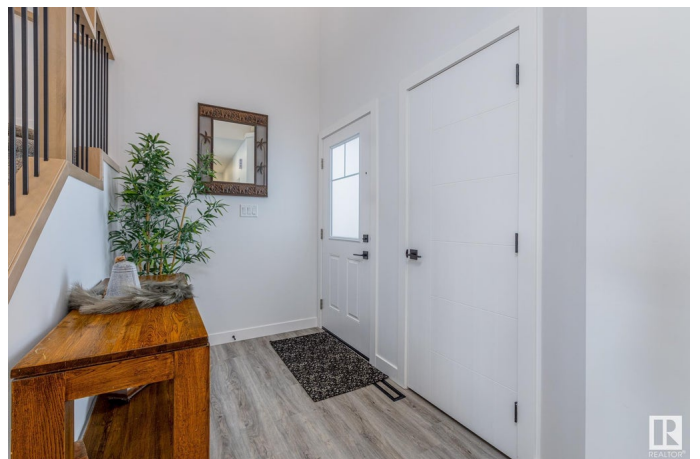
NO BACK NEIGHBOURS at this over 1700 sq/ft half duplex in Fort Saskatchewan that feels anything but attached! You're greeted by soaring ceilings with an OPEN TO BELOW foyer entrance that sets the tone for the grand space that awaits. The spacious design ensures every corner of this home feels inviting. At heart of the home find a gorgeous, two-toned kitchen with plenty of room for seating and hosting. The dining area flows seamlessly to an upper-level deck, offering views of the GREEN SPACE. Step down the stairs to a second ground-level deck and a freshly poured concrete pad – the perfect spot for a hot tub! Upstairs, you'll find a large bonus room filled with natural light and double french doors that lead you into the impressive primary bedroom complete with a 3-piece ensuite and a walk-in closet. Two additional spacious bedrooms and a 4-piece bathroom complete the upper level. The basement offers endless future possibilities with its 9foot ceilings and a separate entrance, ready for you to transform.

Built in 2023

## Essential Information

MLS® # E4430350

Price \$474,900



Bedrooms	3
Bathrooms	2.50
Full Baths	2
Half Baths	1
Square Footage	1,783
Acres	0.00
Year Built	2023
Type	Single Family
Sub-Type	Half Duplex
Style	2 Storey
Status	Active

### **Community Information**

Address	56 Waverly Way
Area	Fort Saskatchewan
Subdivision	Westpark_FSAS
City	Fort Saskatchewan
County	ALBERTA
Province	AB
Postal Code	T8L 0Z8

### **Amenities**

Amenities	Carbon Monoxide Detectors
Parking	Double Garage Attached

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Garage Control, Garage Opener, Hood Fan, Oven-Built-In, Refrigerator, Stove-Electric, TV Wall Mount
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Marble Surround
Stories	2
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior	Wood, Stone, Vinyl
Exterior Features	Backs Onto Park/Trees, Environmental Reserve, Low Maintenance

Landscape, No Back Lane, Shopping Nearby, Partially Fenced

Roof Asphalt Shingles  
Construction Wood, Stone, Vinyl  
Foundation Concrete Perimeter

### **School Information**

Elementary JAMES MOWAT EL  
Middle RUDOLPH HENNIG  
High FT SASK HIGH

### **Additional Information**

Date Listed April 11th, 2025  
Days on Market 11  
Zoning Zone 62

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Listing information last updated on April 22nd, 2025 at 6:47pm MDT